

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF UTAH

Case number (if known)

Chapter 7

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name	Rockwell Debt Free Properties, Inc.	
2. All other names debtor used in the last 8 years	DBA Rockwell Albuquerque, LLC DBA Rockwell Auburn Hills, LLC DBA Rockwell Bedford, LLC DBA Rockwell Birmingham, LLC DBA Rockwell Chesapeake, LLC DBA Rockwell Cincinnati, LLC DBA Rockwell Cleveland, LLC DBA Rockwell Cranberry, LLC DBA Rockwell Des Moines, LLC DBA Rockwell Dickinson, LLC DBA Rockwell Dublin, LLC DBA Rockwell Fairview, LLC DBA Rockwell Greensboro, LLC DBA Rockwell Greenville, LLC DBA Rockwell Indianapolis, LLC DBA Rockwell Jacksonville, LLC DBA Rockwell Kingston, LLC DBA Rockwell Lake Point, LLC DBA Rockwell Madison, LLC DBA Rockwell Memphis, LLC DBA Rockwell New Albany, LLC DBA Rockwell Omaha, LLC DBA Rockwell Puyallup, LLC DBA Rockwell Southfield, LLC DBA Rockwell Southpointe, LLC DBA Rockwell Toledo, LLC DBA Rockwell Wichita, LLC FKA Property Solutions, Inc. FKA Rockwell TIC, Inc.	
3. Debtor's federal Employer Identification Number (EIN)	27-1111182	
4. Debtor's address	Principal place of business <u>8494 South 700 East, Suite 200</u> <u>Sandy, UT 84070</u> Number, Street, City, State & ZIP Code <u>Salt Lake</u> County	Mailing address, if different from principal place of business P.O. Box, Number, Street, City, State & ZIP Code Location of principal assets, if different from principal place of business Number, Street, City, State & ZIP Code

Debtor

Rockwell Debt Free Properties, Inc.

Name

Case number (*if known*)

5. Debtor's website (URL) www.rockwelltic.com

6. Type of debtor

- Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
- Partnership (excluding LLP)
- Other. Specify: _____

Debtor

Rockwell Debt Free Properties, Inc.

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
 Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
 Railroad (as defined in 11 U.S.C. § 101(44))
 Stockbroker (as defined in 11 U.S.C. § 101(53A))
 Commodity Broker (as defined in 11 U.S.C. § 101(6))
 Clearing Bank (as defined in 11 U.S.C. § 781(3))
 None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
 Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
 Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.

See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.**5313****8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7
 Chapter 9
 Chapter 11. Check all that apply:

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
 The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
 A plan is being filed with this petition.
 Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
 The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
 The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? No. Yes.

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____

District _____ When _____ Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? No Yes.

List all cases. If more than 1, attach a separate list

Debtor _____ Relationship _____

District _____ When _____ Case number, if known _____

Debtor Rockwell Debt Free Properties, Inc.
Name _____

Case number (if known) _____

11. Why is the case filed in this district? Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? No Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.**Why does the property need immediate attention? (Check all that apply.)**

- It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

- It needs to be physically secured or protected from the weather.

- It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

 Other _____**Where is the property?**

Number, Street, City, State & ZIP Code _____

Is the property insured? No Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information**13. Debtor's estimation of available funds** Check one: Funds will be available for distribution to unsecured creditors. After any administrative expenses are paid, no funds will be available to unsecured creditors.**14. Estimated number of creditors**

- 1-49
 50-99
 100-199
 200-999

- 1,000-5,000
 5001-10,000
 10,001-25,000

- 25,001-50,000
 50,001-100,000
 More than 100,000

15. Estimated Assets

- \$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

16. Estimated liabilities

- \$0 - \$50,000
 \$50,001 - \$100,000
 \$100,001 - \$500,000
 \$500,001 - \$1 million

- \$1,000,001 - \$10 million
 \$10,000,001 - \$50 million
 \$50,000,001 - \$100 million
 \$100,000,001 - \$500 million

- \$500,000,001 - \$1 billion
 \$1,000,000,001 - \$10 billion
 \$10,000,000,001 - \$50 billion
 More than \$50 billion

Debtor Rockwell Debt Free Properties, Inc.
Name _____

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on September 2, 2020
MM / DD / YYYY

X /s/ Christopher J. Ashby

Signature of authorized representative of debtor

Christopher J. Ashby

Printed name

Title President

18. Signature of attorney

X /s/ Andres Diaz

Signature of attorney for debtor

Date September 2, 2020

MM / DD / YYYY

Andres Diaz 4309

Printed name

Diaz & Larsen

Firm name

307 West 200 South, Suite 3003

Salt Lake City, UT 84101

Number, Street, City, State & ZIP Code

Contact phone (801)596-1661

Email address courtmail@adexpresslaw.com

4309 UT

Bar number and State

**United States Bankruptcy Court
District of Utah**

In re **Rockwell Debt Free Properties, Inc.**

Case No.

Debtor(s)

Chapter

7

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$ 15,000.00
Prior to the filing of this statement I have received	\$ 15,000.00
Balance Due	\$ 0.00

2. The source of the compensation paid to me was:

Debtor Other (specify): **The Debtor paid \$9,750 and Christopher J. Ashby paid \$5,250.**

3. The source of compensation to be paid to me is:

Debtor Other (specify): **Christopher J. Ashby**

4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
 - b. Preparation and filing of any petition, schedules, statement of affairs and other pleadings which may be required;
 - c. Representation of the debtor at the meeting of creditors, 2004 examinations and any continuances thereof;
 - d. [Other provisions as needed]
6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:
- a. An objection to discharge of a debt.
 - b. A motion to excuse a Debtor for not appearing at a hearing.
 - c. Redemption of property from a lien.
 - d. "Avoiding" a lien or a motion to fix the value of a lien.
 - e. Relating to an order to appear before the Court for failure to obey any order of the U.S. Bankruptcy Court.
 - f. An action against a creditor alleging a violation of Section 362 or Section 524.
 - g. Representing a Client to resist a motion to lift the stay.
 - h. Requesting an abandonment of an asset by the Trustee.
 - i. Objections to exemptions by the Trustee.
 - j. An action by any party seeking a revocation or denial of discharge.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

September 2, 2020

Date

/s/ Andres Diaz

Andres Diaz 4309

Signature of Attorney

Diaz & Larsen

307 West 200 South, Suite 3003

Salt Lake City, UT 84101

(801)596-1661 Fax: (801) 359-6803

courtmail@adexpresslaw.com

Name of law firm